



POLICY REPORT

Report Date: January 29, 2019
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VanRIMS No.: 08-2000-20
Meeting Date: February 12, 2019

TO: Vancouver City Council
FROM: General Manager of Planning, Urban Design and Sustainability
SUBJECT: Miscellaneous Amendments to Various CD-1 By-laws

RECOMMENDATION

THAT the General Manager of Planning, Urban Design and Sustainability be instructed to make an application to:

- (i) amend CD-1 (696) By-law No.12105 for 500-650 West 57th Avenue (Pearson Dogwood), for a minor text amendment to allow for an exclusion in the computation of floor area to facilitate enhanced accessibility, generally as presented in Appendix A;
- (ii) amend CD-1 (624) By-law No. 11481 for 3819 Boundary Road (formerly 3680-3684 East 22nd Avenue) for a minor adjustment to the percentage of dwelling units, generally as presented in Appendix B.

and that the application be referred to a Public Hearing;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary amending by-laws, generally in accordance with the respective appendices, for consideration at Public Hearing.

REPORT SUMMARY

This report recommends miscellaneous minor text amendments to the CD-1 (696) By-law for 500-650 West 57th Avenue (Pearson Dogwood) and the CD-1 (624) By-law No. 11481 for 3819 Boundary Road (formerly 3680-3684 East 22nd Avenue). The amendments would achieve the intent of the initial rezoning approvals and correct inadvertent errors.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

- CD-1 (696) By-law No.12105 for 500-650 West 57th Avenue (Pearson Dogwood), enacted May 15, 2018
- CD-1 (624) By-law No. 11481 for 3819 Boundary Road (formerly 3680-3684 East 22nd Avenue), enacted April 5, 2016

REPORT

Background/Context

From time to time, Council considers miscellaneous text amendments to provide greater clarity in by-laws, to correct typographical or inadvertent errors, and to provide clear direction for the public and staff in the interpretation of by-laws. Proposed amendments that are substantive in nature are not included in these packages, but are reported separately.

Strategic Analysis

This report presents miscellaneous text amendments to three CD-1 Districts, summarized below. The proposed by-law amendments are included in Appendices A and B.

1. CD-1 (696) By-law No. 12105 for 500-650 West 57th Avenue (Pearson Dogwood)

CD-1 (696) By-law No. 12105 for 500-650 West 57th Avenue (Pearson Dogwood) was approved in principle at Public Hearing on July 20, 2017 and enacted on May 15, 2018. It permits a mixed-use development comprising of residential, commercial, a community health centre and complex residential care facility, a childcare facility, an adult day centre, a public park, and an urban farm. As a part of this CD-1, 114 supportive housing units are required to be provided in the Pearson Dogwood redevelopment to replace the units in the existing George Pearson Centre on site.

At the time of enactment, the design for the passenger elevator serving the supportive housing units had not been finalized. Upon further design work it has been determined that a larger, institutional-grade passenger elevator is required. Pearson residents may have large reclining wheelchairs, or wheelchairs outfitted with other medical equipment, and may have limited motor functions that affect their ability to operate the turnaround function on power wheelchairs. Therefore more room is needed in the elevator cab and elevator lobby to accommodate wheelchair manoeuvring. The larger elevator is also required by the Vancouver Building By-law for the supportive housing units because they are classified as Community Care Facility (i.e. an institutional use).

It is therefore recommended that the following amendment be made to CD-1 By-law 12105 (696) to exclude the floor area difference between a standard elevator and a larger elevator meeting the above criteria and a wider hallway at the elevator lobby to a nominal amount of 10 sq. m per floor. Staff have reviewed this amount with the applicant design team and with Vancouver Coastal Health, and determined that it would satisfactorily accommodate the needed measures to improve accessibility and that it would fit within the form of development approved by Council at rezoning.

“5.8 The Director of Planning may exclude from the computation of floor area up to 10 m² per floor to facilitate enhanced accessibility through the provision of a larger passenger elevator, increased common hallway width, or other similar measures;”

2. CD-1 (624) By-law No. 11481 for 3819 Boundary Road (formerly 3680-3684 East 22nd Avenue)

CD-1 (624) By-law No. 11481 for 3819 Boundary Road was approved in principle at Public Hearing on May 26, 2015 and enacted on April 5, 2016. Rezoned as part of the Secure Market Rental Housing program, it permits a residential building with of a maximum floor area of 1,385.63 sq. m. Following rezoning, the lands were sold to the Lu'ma Native Housing Society. This non-profit housing society proposes to develop the lands under the zoning as 23 units of non-market social housing with funding from BC Housing.

In the current CD-1 By-law, there is a requirement to provide 25% of the units as 2- and 3-bedroom units suitable for family housing. Two of the 2-bedroom units are below the minimum size requirements set out by BC Housing. As such, conversion of the 2-bedroom units to 1-bedroom accessible units is required to access BC Housing funding. While the total number of units proposed in the rezoning would not be reduced with this conversion, the project would no longer meet the 25% family housing requirement in the CD-1 By-law. Therefore it is recommended that the required percentage of 2-bedroom units for this building be adjusted from 25% to 17%.

The net result of the recommended by-law amendment would be to allow for the conversion of the two undersized 2-bedroom units into two 1-bedroom accessible units. This amendment would better meet the needs of the non-profit operator and allow the development to meet the BC Housing standards for minimum sizes for 2-bedroom units while assisting in the delivery of two additional accessible units. It would also enable the Lu'ma Native Housing Society to access BC Housing funding to deliver the needed social housing units. The text amendment and proposed changes would not affect the total number of housing units, the density or the overall massing of the building as approved in the initial rezoning.

Financial Implications

There are no additional Community Amenity Contributions, Development Cost Levies, or public art contributions associated with the proposed amendments.

CONCLUSION

This report proposes miscellaneous text amendments that, if approved, will achieve the intent of the initial rezonings and correct inadvertent errors. It is recommended that the General Manager of Planning, Urban Design and Sustainability be instructed to make application to amend CD-1 (696) By-law for for 500-650 West 57th Avenue (Pearson Dogwood) and CD-1 (624) By-law No. 11481 for 3819 Boundary Road (formerly 3680-3684 East 22nd Avenue) and that this application be referred to Public Hearing and, subject to the Public Hearing, be approved.

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**PROPOSED TEXT AMENDMENT TO
CD-1 (696) BY-LAW NO. 12105 FOR 500-650 WEST 57TH AVENUE
(PEARSON DOGWOOD)**

Note: A by-law will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.

1. Council strikes out section 5.7 and substitutes the following:

“5.7 The Director of Planning may exclude from the computation of floor area up to 10 m² per floor to facilitate enhanced accessibility through the provision of a larger passenger elevator, increased common hallway width, or other similar measures.

5.8 The floor area excluded under sections 5.5, 5.6 and 5.7 must not include any use other than that which justified the exclusion.”.

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**PROPOSED TEXT AMENDMENT TO
CD-1 (624) BY-LAW NO. 11481 FOR 3819 BOUNDARY ROAD
(FORMERLY 3680-3684 EAST 22ND AVENUE)**

Note: A by-law will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.

1. This By-law amends the indicated provisions of By-law 11481.
2. In section 3, Council strikes out "25%" and substitutes "17%".

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